129.0	0002	0009.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,281,400 / 1,281,400
					USE VALUE:	1,281,400 / 1,281,400
					ASSESSED:	1,281,400 / 1,281,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
47		IRVING ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	KRAINES JEFFREY L--ETAL
Owner 2:	KAPLAN LINDA G
Owner 3:	
Street 1:	47 IRVING STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 8,859 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1903, having primarily Clapboard Exterior and 2985 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 9 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8859.000	664,200		617,200	1,281,400
Total Card	0.203	664,200		617,200	1,281,400
Total Parcel	0.203	664,200		617,200	1,281,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 429.28 | /Parcel: 429.2

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 83769

GIS Ref

GIS Ref

Insp Date 04/10/14

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 129.0-0002-0009.0

!10141!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	664,000	0	8,859.	617,200	1,281,200	1,281,200	Year End Roll	12/18/2019
2019	101	FV	503,000	0	8,859.	651,500	1,154,500	1,154,500	Year End Roll	1/3/2019
2018	101	FV	503,000	0	8,859.	480,000	983,000	983,000	Year End Roll	12/20/2017
2017	101	FV	503,000	0	8,859.	459,500	962,500	962,500	Year End Roll	1/3/2017
2016	101	FV	503,000	0	8,859.	425,200	928,200	928,200	Year End	1/4/2016
2015	101	FV	448,700	0	8,859.	356,600	805,300	805,300	Year End Roll	12/11/2014
2014	101	FV	414,500	0	8,859.	348,400	762,900	762,900	Year End Roll	12/16/2013
2013	101	FV	411,900	0	8,859.	331,900	743,800	743,800		12/13/2012

PRINT

Date	Time
12/11/20	00:29:17

LAST REV

Date	Time
12/07/17	17:21:12
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 10141

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	17304-261		8/1/1986		349,900	No	No		Y

USER DEFINED

Prior Id # 1:	83769
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/12/2013	846	Addition	67,275					
3/30/2000	187	Alterati	16,000	C				BMT FINISH

ACTIVITY INFORMATION

Date	Result	By	Name
4/10/2014	Measured	PC	PHIL C
7/11/2013	Info Fm Prmt	EMK	Ellen K
2/11/2009	Measured	372	PATRIOT
2/12/2000	Inspected	197	PATRIOT
11/2/1999	Measured	256	PATRIOT
8/17/1992		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8859		Sq. Ft.	Site		0	90.	0.77	10									617,190						617,200	

Total AC/HA: 0.20337 | Total SF/SM: 8859 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 617,190 | Spl Credit | Total: 617,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	B - Good		
Year Blt:	1903	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G15	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Very Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.09833479
Const Adj.:	1.00989902
Adj $ / SQ:	138.651
Other Features:	90000
Grade Factor:	1.33
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	696196
Depreciation:	32025
Depreciated Total:	664171

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	9	BRs:	4	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	4	
Totals			
1	9	4	

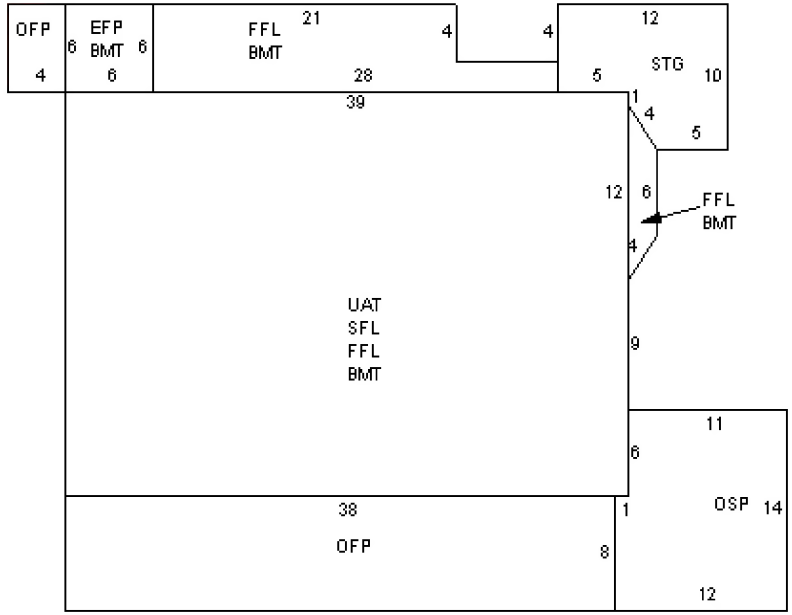
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	184.41
Special Features:	0	Val/Su Net:	146.82
Final Total:	664200	Val/Su SzAd	283.60

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,286	60.830	78,231
FFL	First Floor	1,250	138.650	173,314
SFL	Second Floor	1,092	138.650	151,407
OFP	Open Porch	328	21.740	7,132
UAT	Upper Attic	273	55.460	15,141
OSP	Screen Porch	162	29.640	4,802
STG	Storage	97	8.140	790
EFP	Enclos Porch	36	73.320	2,639
	Net Sketched Area:	4,524	Total:	433,456
Size Ad	2342	Gross Are	5343	FinArea 2985

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	AFB	50	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

129.0-0002-0009.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	